Karen Johnson Batch # 1304204 07/31/2025 02.10 52 PM Fees $13 00 Taxes $1,850 00 20250731-0060813 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $500,000 00 Affiant Subscribed and sworn to before me, this 29th day of July, 2025 Notary Public My commission expires DEBRA LEIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To· (If left blank, send to new owner at property address)	Map-Parcel Numbers
Elizabeth H Welch	Legacy Home Loans dba Steadfast Mortgage	**14202019400**
7438 Bridle Dr	408 Highway 76	
Nashville, TN 37221	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Nathan Williams and Meghan Williams, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth H Welch

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

Land in Davidson County, Tennessee, being Lot No. 197, Plan of Cross Timbers, Section 4, of record in Plat Book 4175, Page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Nathan Williams and wife, Meghan Williams, by Warranty Deed from John A McQuiston, unmarried, dated January 19, 2017, of record in Instrument No 20170125-0008001, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING·

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 7438 Bridle Dr, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Nathan Williams by Meghan Williams Attorney-in-Fact Date: 07/28/2025
Nathan Williams by Meghan Williams, Attorney in Fact

Meghan Williams Date: 07/28/2025
Meghan Williams

STATE OF COLORADO

COUNTY OF El Paso

Personally appeared before me, a Notary Public of said County and State, Meghan Williams, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2025.

SCOTT LEE BAKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054038972
MY COMMISSION EXPIRES OCTOBER 30, 2025

NOTARY PUBLIC

My Commission Expires: 10/30/2025

STATE OF COLORADO

COUNTY OF El Paso

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Meghan Williams with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact of Nathan Williams, and is authorized by him/her to execute this instrument on his/her behalf by virtue of a Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

Witness my hand, at office, this 28th day of July, 2025.

SCOTT LEE BAKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054038972
MY COMMISSION EXPIRES OCTOBER 30, 2025

NOTARY PUBLIC

My Commission Expires: 10/30/2025